



Oak Eggar Chase, Pinewood, Ipswich, IP8 3TJ

welcome to

Oak Eggar Chase, Pinewood, Ipswich

This stunning, detached home benefits from four double bedrooms, a seperate dining room, a conservatory, a spacious utility room, a ground floor study, a ground floor cloakroom, an en suite to master, a seperate bathroom, a beautiful, landscaped South-East facing rear garden and a garage.



Entrance Hall

12' 9" x 8' 6" (3.89m x 2.59m)

Tiled effect flooring, one radiator, a door to the garage and a wall papered wall.

Cloakroom

6' 1" x 3' 4" (1.85m x 1.02m)

Low level WC, pedestal wash hand basin, tiled effect flooring and one radiator.

Study

9' 9" x 6' 6" (2.97m x 1.98m)

Two double glazed windows to the side, carpet flooring, one radiator and ample space for a study set up or playroom.

Lounge

14' 9" x 14' 6" max (4.50m x 4.42m max)

Beautiful bay fronted lounge with double glazed bay window to the front, overlooking the private lane, carpet flooring, TV point, two radiators and a gas fireplace.

Kitchen

12' 1" max x 13' 1" (3.68m max x 3.99m)

Long, sweeping kitchen with eye and base level units in wood with stone effect worktop surfaces, tiled splashback throughout, tiled effect flooring, double glazed window to the rear, a one and a half bowl sink plus drainer and chrome mixer tap, a water softener, an integrated double oven with gas hob and extractor hood, a large understairs storage cupboard, space for a dishwasher and fridge/freezer and doors leading to the utility and dining room.

Utility

8' 6" x 5' 6" (2.59m x 1.68m)

A door leading to the garden, double glazed window to the rear, tiled effect flooring, one radiator, a boiler, base units in wood with grey stone effect worktop surfaces, a stainless steel sink plus drainer and space for a washing machine and tumble dryer.

Dining Room

10' 2" x 10' (3.10m x 3.05m)

Open leading to the conservatory, wood effect flooring and one radiator.

Conservatory

12' 5" x 9' 8" (3.78m x 2.95m)

Open leading to the dining room, wood effect flooring, spot lights, an all-weather roof, one radiator, double glazed windows to the side and rear and patio doors to the garden. This room is perfect for entertaining!

First Floor Landing

An airing cupboard, carpet flooring and loft hatch.

Master Bedroom

14' 6" max x 14' 2" (4.42m max x 4.32m)

Double glazed window to the front, carpet flooring, one radiator, a wall papered wall, spot lights and a full wall of built in, sliding wardrobes fitted by Sliderobes.

En Suite

8' 2" max x 4' 9" (2.49m max x 1.45m)

Double glazed window to the side, low level WC, pedestal wash hand basin, a shower with glass enclosure and panelled splashback, one radiator, tiled effect flooring, part tiled walls and extractor fan.

Bedroom Two

13' 3" x 9' 6" (4.04m x 2.90m)

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

Bedroom Three

10' 4" x 7' 5" (3.15m x 2.26m)

Double glazed window to the front, carpet flooring, one radiator, a wall papered wall and a built in wardrobe.

Bedroom Four

9' 8" x 9' 3" (2.95m x 2.82m)

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

Double glazed window to the side, tiled effect flooring, part tiled walls, low level WC, pedestal wash hand basin, a bath with overhead shower, glass screen and panelled splashback, one radiator and extractor fan.

Outside:

Front Garden

A tarmac driveway to the front, a shingle and slate, decorative garden, a side access leading to the rear garden and a pathway to the front door. Entry to this stunning property is via a private lane, with just 6 houses, off Grove Hill.

Rear Garden

South-East facing rear garden with a large, wraparound patio area, a retaining sleeper wall, raised flower beds, steps up to the lawned area, fully enclosed borders, a sunken trampoline (needs replacing), an outside tap and light.

Garage

16' 1" x 8' 1" (4.90m x 2.46m)

Double glazed window to the side, an up and over door, which has a stud wall in front that can easily be removed, carpet flooring, one radiator and a light.



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welcome to

Oak Eggar Chase, Pinewood, Ipswich

- Four double bedrooms
- Ground floor study
- Ground floor cloakroom, en suite to master & seperate bathroom
- Spacious utility room
- Large dining room & conservatory with all-weather roof

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in the region of
£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS118137 - 0004

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